



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## PLANNING COMMISSION

AUGUST 25, 2009

CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA

### COMMISSIONERS

CHAIR, WAYNE TANDA  
VICE-CHAIR, COMMISSIONER JOSEPH H. MUELLER  
COMMISSIONER ROBERT L. ESCOBAR  
COMMISSIONER NANCY K. HART  
COMMISSIONER SUSAN KOEPP-BAKER  
COMMISSIONER JOHN LIEGL  
COMMISSIONER JOHN A. MONIZ

REGULAR MEETING - 7:00 P.M.

### \*\*\* A G E N D A \*\*\*

### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

## PLANNING COMMISSION AGENDA

AUGUST 25, 2009

PAGE 2

### **DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

#### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

#### **ORDERS OF THE DAY**

**MINUTES:** August 11, 2009

#### **PUBLIC HEARINGS:**

##### Time Estimate

- 1)     **5 Minutes**     **ZONING AMENDMENT, ZA-09-04: CITY OF MORGAN HILL AMENDMENT TO SEISMIC COMBINING DISTRICT CHAPTER 18.43 OF THE MUNICIPAL CODE:** Amendment to the Seismic Combining District of the Morgan Hill Municipal Code to implement the California Seismic Hazard Zone mapping project and to comply with the California Geological Survey requirements for evaluating seismic hazards in Morgan Hill.

**Recommendation:** Reopen Public Hearing/Table the item

- 2)     **30 Minutes**     **GENERAL PLAN AMENDMENT, GPA-06-06/ZONING AMENDMENT, ZA-06-18: HALE-SIGNATURE PROPERTIES:** A request for approval of a General Plan Amendment for an approximately 30 acre parcel between Hale Ave and Monterey Rd, south of Tilton Ave from "Public Facilities" to "Single Family Medium" (3 to 5 units per acre). The project also requests approval of a zoning amendment from Public Facilities to Single Family R-1 7,000. A Mitigated Negative Declaration is proposed. (APN 764-09-012)

**Recommendation:** Open Public Hearing/Adopt Resolution recommending approval to the City Council

- 3)     **45 Minutes**     **USE PERMIT, UP-09-05: TENNANT-AAMCO:** A request for approval of a conditional use permit to operate an AAMCO Transmission Shop, a major automotive repair business, in an existing industrial building located at 235 Tennant Avenue in the ML, Light Industrial zoning district. A Mitigated Negative Declaration is proposed. (APN 817-04-030)

**Recommendation:** Open Public Hearing/Adopt Resolution approving request.

## PLANNING COMMISSION AGENDA

AUGUST 25, 2009

PAGE 3

### WORKSHOPS:

#### Time Estimate

- 4) Depending on Time Available **DISCUSS PROPOSED CIRCULATION ELEMENT GENERAL PLAN AMENDMENT:** The purpose of this workshop is for the Planning Commission to become familiar with and work toward understanding the Public Draft General Plan Circulation Element Update.
- 5) Depending on Time Available **DISCUSS PROPOSED DOWNTOWN SPECIFIC PLAN:** The purpose of this workshop is for the Planning Commission to become familiar with and work toward understanding the Public Draft Downtown Specific Plan released in July 2008. Upon adoption, the 2008 Downtown Specific Plan will replace the 2003 Downtown Design Plan and will provide the General Plan land use designations and policies, as well as the zoning map and development standards for downtown.

### TENTATIVE AGENDA FOR THE SEPTEMBER 15, 2009 MEETING

- Review Draft Housing Element
- Mission West Properties

### ANNOUNCEMENTS

### CITY COUNCIL REPORTS

### ADJOURNMENT

#### SPEAKER CARD

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

#### **NOTICE**

#### **AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

**PLANNING COMMISSION AGENDA**

**AUGUST 25, 2009**

**PAGE 4**

**NOTICE**

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

**NOTICE**

*All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Planning Commission less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Planning Commission. (Pursuant to Government Code 54957.5)*